

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- October 13, 1971

Appeal No. 10949      Review & Herald Publishing Association, appellant

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and carried, with members Arthur B. Hatton and William F. McIntosh dissenting, the following Order was entered at the meeting of the Board on October 19, 1971.

EFFECTIVE DATE OF ORDER -- November 4, 1971

ORDERED:

That the appeal for a variance from the provision of C-2-A District to permit 3-story rear addition to existing printing and publishing plant on Lot 44, Square 3359, and for permission to establish a parking lot on Lots 5 and 43, Square 3359, and Lots 815 and 820, Square 3357, at the rear of 6856 Eastern Avenue, N.W., between Laurel Street and Willow Avenue, N.W., be granted as amended.

FINDINGS OF FACT:

1. At public hearing, applicant requested amendment to the application to request a 25% reduction in required parking and location of a portion of such parking on Lots 815 and 820, Square 3357. Under applicant's amendment, Lots 5 and 43 in Square 3359 would remain in the existing condition without relief from the Board.
2. The Review and Herald Publishing Association has existed on Lot 44, Square 3359, since 1912. Additions to the plant were added prior to the zoning reclassification to C-2-A in 1958.
3. Prior to 1958, the property which is the subject of the variance request was zoned First Commercial, and printing companies with additions were permitted as a matter of right. Subsequent to 1958, printing companies with areas greater than 2,500 gross square feet are not permitted in the C-2-A District but are permitted as a matter of right in the C-3-A District.
4. The primary purpose of the addition is to accommodate storage area which will be lost by virtue of construction of Metro as part of the Regional System. The main existing storage facility is located at Vine Street and the B & O Railroad tracks.
5. The requested relief is as shown in B.Z.A. Exhibit No. 5.

6. Since the proposed addition will be used principally for storage, there is not expected to be an increase in employees. There presently are 278 employees and there are presently 214 parking spaces.

7. A representative of the Review and Herald Publishing Association testified that approximately 15 to 20 parking spaces are presently not being used; and that with the new addition, there would be no need for additional spaces.

8. The construction of the new addition will require the relocation of parking spaces presently located at the rear of the plant to a new location.

9. Under the strict application of the C-2-A zoning parking requirements, approximately 286 parking spaces are required. Applicant proposes to provide a total of 218, or 4 more than presently exist.

10. Applicant proposes to relocate and to establish new parking spaces on Lots 815 and 820, Square 3357, since such a location would be in closer proximity to the access to the plant than upon Lots 5 and 43 in Square 3359. Additionally, the location of the parking spaces as proposed can be made a part of the existing parking lot on Lots 839, 59 and 58 in Square 3357.

11. The applicant is the owner of a major portion of Square 3357, including all residential properties abutting the proposed accessory parking lot. The proposed location is, thus, farther removed from other residential uses than would be the situation if the parking were located on Lots 5 and 43 in Square 3359.

12. The representative of the applicant stated that the proposed parking location would have good vehicular access from Eastern Avenue, Carroll and Maple Streets, and that the lots would not have any adverse effect upon surrounding properties.

13. Neighbors, Inc. registered opposition at the public hearing. Their opposition was based upon a requested delay until April, 1972.

OPINION:

The Board is of the opinion that the applicant has established a hardship within the meaning of the Regulations. Further, the Board is of the opinion that the reduction of parking and the location as proposed of the new parking is appropriate from the standpoint of efficiency of operation of the plant, traffic circulation and effect on the neighborhood.

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We are of the opinion that the relief as requested will have no adverse affect on the area and will be in harmony with the intent and purpose of the Zoning Regulations and Map.

CONDITION:

The parking is approved as shown on B.Z.A. Exhibit No. 5.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: \_\_\_\_\_

GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.